

**MONTGOMERY COUNTY, MARYLAND
MONTGOMERY COUNTY BUILDING LOT
TERMINATION PROGRAM**

APPLICATION TO SELL EASEMENT

I/We _____ landowner(s) of eligible agricultural land, described herein, that is zoned rural density transfer (RDT) in Montgomery County, Maryland, and wish to apply to Montgomery County to sell _____ BLT's under a Building Lot Termination Easement, in accordance with Article 4 Section 2B-15 of the Montgomery County Code.

This application to sell is based upon the entire acreage as stated in the property description less one acre for each existing dwelling located on the property totaling _____ easement acres. It is understood that a child lot(s) permissible under Section 59-C 41.1 of the Montgomery County Zoning Ordinance are not eligible for easement purchase under the BLT program.

We understand that our property must be at least 50 acres to apply, unless the County determines our property is adjacent other properties, otherwise our application can not be accepted. It is further understood that this application must be evaluated for completeness, and that incomplete applications could result in our application being rejected from further consideration during the open purchase period. Once our application is determined to be complete and following the closure of the open purchase period, we understand that our property proposed for easement acquisition will be numerically scored for the purpose of ranking. The numerical scoring system is outlined within Section IV B.1. of Executive Regulation 03-09AM. We understand that the submission of an application does not guarantee the County will purchase a BLT easement on the proposed property as it is possible that once our property is ranked, available funding may limit the number of easements the County can purchase during the purchase period.

1. PROPERTY DESCRIPTION INFORMATION

A. Owner's Name(s):

FILE NUMBER
APPLICANT

B. Owner's Telephone Numbers: Home Work

C. Owner's Mailing Address: _____ Property Address (if different)

D. Total farm acreage: _____ (attach copy of most recent tax bill)
Tax Account Number: _____

E. Deed reference numbers (liber/folio) _____
(attach copy of all deeds listed)

F. Analysis of Current and Future Dwellings:

- a. Number of total Market dwelling permissible on the property: _____
(Excluding Lots Created for Children under 59-C 41.1)
- b. Number of Existing Dwelling _____
(Please also indicate number of tenant dwellings):
- c. Number of Lot Rights being reserved _____

*** IMPORTANT if $b + c = a$ above then the property is not eligible for the BLT program**

G. Current zoning of the property (MUST BE ZONED RDT):

H. Copy of County Approved On-Site Waste Disposal System Site Plan(attach a copy)

I. Tax Map Reference Number: _____ (attach copy of map)

J. Is a current Soil and Water Conservation Plan in effect?

Yes _____ or No _____ (attach copy of plan)

K. Have the Transferable Development Rights been sold from this property?

Yes _____ or No _____ If yes how many are left with property _____

L. Have you ever sold an easement to the State Foundation or Montgomery County?

Yes _____ or No

FILE NUMBER

M. Briefly describe the farming operation: _____

N.	<u>Land Use</u>	<u>Acres</u>	<u>U.S.D.A. Soil Class</u>
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
	_____	_____	
		Total: _____	(should equal line E)

Total Acres Class I Soil:
Total Acres Class II Soil:
Total Acres Class III Soil:
Total Acres Woodland Class I Soil:
Total Acres Woodland Class II Soil:
Total Acres Other Soils:

O. Are there properties protected by other agricultural/conservation easements which adjoin the farm property: Yes _____ No _____ If yes please list property addresses:

P. Does the property have a Preliminary Plan of Subdivision on file with MNCPPC?
Yes _____ or No _____. If Yes , please indicate file # _____

Q Does the property have an MNCPPC approved Preliminary Plan of Subdivision?
Yes _____ or No _____ If Yes, please provide copy of the approved Preliminary Plan

R. Land Tenure:

Is the land currently in agricultural production?

Yes _____ No _____

Is the landowner also the farm operator?

Yes _____ or No _____. If Yes, how many years farmed continuously? _____

If the Landowner is not the farm operator is the farm being leased to a Farmer/Operator for agricultural production? Yes _____ No. _____ if yes what are the leasing terms (annual lease, long term lease, number of year etc) _____

The land is being purchased under binding contract of sale, by a buyer who certifies under oath that he/she intends to start a new farming operation.

Yes _____ or No _____.

(Leasing the land to another farmer is not considered an agricultural use.)

S. List all structures currently on the property. (approximate size and dimension or capacity)

T. Photographs and aerial photographs (Attached)

2. **MINERAL RIGHTS:** Does a party or parties other than yourself own or lease mineral rights on this property? Yes _____ No _____. If yes, secure signatures and addresses of such parties:

I (We) hereby agree to subordinate my (our) interest in this property to Montgomery County.

Name of Individual or Company

Name of Individual or Company

Street Address

Street Address

City State Zip Code

City State Zip Code

Signature of Individual or Date
Company Representative

Signature of Individual or Date
Company Representative

Phone No.: _____

Phone No.:

3. **MORTGAGES OR LIENS:** Is there a mortgage or other lien on this property? Yes _____ or No _____. If yes, secure signatures, requirements (if any), and addresses of such holders:

I hereby certify that as mortgage or other lien holders, that I am aware of the landowners intentions to submit application to Montgomery County for easement sale and I do recommend that Montgomery County pursue the review of the subject property for a potential easement acquisition under the programs provisions. I, serving as mortgage or lien holder will _____, will not _____, require terms, and conditions, associated with the mortgage or lien interest of the subject property before authorizing and signing the easement purchase contract and the subordination agreement as part of the Deed of Agricultural Preservation Easement settlement. The required terms, and conditions are as follows:

(\$ _____)

Name of Individual or Company

Name of Individual or Company

(continued on page 6)

Street Address

Street Address

City State Zip Code

City State Zip Code

Signature of Individual or
Company Representative

Date

Signature of Individual or
Company Representative

Date

Phone No.: _____

Phone No.: _____

4. **CERTIFICATION OF SOIL CONSERVATION PLAN**

The Montgomery County Soil Conservation District hereby certifies that _____
_____ has the following status with the Soil Conservation
Service regarding the subject property:

1. ____ (No:) Soil and water conservation plan on file
2. ____ (Yes:) Soil and water conservation plan is on file; however, it is not
complete or 100% implemented.
File No. _____
3. ____ (Yes:) Soil and water conservation plan is on file and it is complete and
is 100% implemented
File No. _____
4. ____ Other: (Reference to Woodland Management Plan).

Signature of District Official

Date

5. CERTIFICATION OF COMPLETE EASEMENT APPLICATION

The Montgomery County Department of Economic Development certifies that _____ has submitted a complete Easement Application.

Director of the Department of Economic Development

Date

I/We landowners acknowledge that the information indicated within this application is correct to the best of our knowledge.

Landowner Signature Date

Landowner Signature Date

Landowner Signature Date

Landowner Signature Date

MAIL TO:
*Montgomery County Department of Economic Development
Agricultural Services Division
18410 Muncaster Road
Derwood, Maryland 20855
Attention: John P. Zawitoski, Program Administrator
301-590-2823
301-590-2839 Fax*